Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
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☐ Individual appearing without attorney	
Attorney for: Karl T. Anderson, Chapter 7 Trustee	
UNITED STATES BANKRUPTCY COURT	
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re:	CASE NO.: 6:14-vk-21242-SY
SERGIO A. MERCADO,	CHAPTER: 7
	NOTICE OF SALE OF ESTATE PROPERTY
Debtor(s).	
Sale Date: 02/11/2016	Time: 9:30 am
Location: Riverside Bankruptcy Court, 3420 Twelfth Street, Riverside, CA, Courtroom 302	
Type of Sale: Public Private Last date to file objections: 01/28/2016	
Description of property to be sold:	
537 W. 9th Street, Upland, CA 91786 as Is, Where Is, Without Representations or Warranties Free and Clear of Liens	
and Interests	
Terms and conditions of sale: All terms set forth in the Purchase Agreement and Motion. Main terms include:	
1. Property sold is the estate's right, title and interest in the Property free and clear of liens and interest, as is where is,	
without warranties and representations. 2. Escrow to close by February 22, 2016. 3. Sale not subject to any contingencies. 4. Sale by acution and subject to overbids in increments of \$2,500.00 and court approval.	
5. Overbidders must financially qualify. 6. Real estate broker's commissions will be 6%.	
Proposed sale price: \$ 248,000.00	
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Overbid procedure (*if any*): 1. Auction shall occur on February 11, 2016 at 9:30 a.m. in Ctrm 302. 2. Bidders must qualify and provide a \$4,500.00 deposit and close by February 22, 2016. 3. Overbidders must be present at hearing. 4.Initial minimum bid is \$250,500.00. 5. Overbids in increments of \$2,500.00. 6. All terms of Purchase Agreement apply.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

February 11, 2016 at 9:30 a.m., Riverside Bankruptcy Court, 3420 Twelfth Street, Riverside, CA, Courtroom 302

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Richard A. Halderman, Lido Pacific Asset Management, 3857 Birch Street, Suite 480, Newport Beach, CA 92660, telephone (949) 664-0115.

Date: 1/21/16

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2549 Eastbluff Drive, Suite 460, Newport Beach, CA 92660.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) January 21, 2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Karl T Anderson (TR) edansie@hotmail.com, kanderson@ecf.epigsystems.com Kenneth G Daniels gdaniels@nbsdefaultservices.com Marian Garza ecfnotices@ascensioncapitalgroup.com Hydee J Mulichak hydee@mulichaklaw.com, christina@mulichaklaw.com Michael Smith wptmriv@4bankruptcv.com United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov Service information continued on attached page 2. SERVED BY UNITED STATES MAIL: On (date) January 21, 2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. Hon. Scott H. Yun Debtor U.S. Bankruptcy Court Sergio A Mercado 3420 Twelfth Street, Suite 345 537 W. 9th Street Riverside, CA 92501-3819 Upland, CA 91786-3819 Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct. 1/21/16 Christina Valenzuela Printed Name Date

Served via U.S. Mail

Agent for Trustee
Lido Pacific Asset Management
Dick Halderman
3857 Birch Street, Suite 480
Newport Beach, CA 92660

Agent for Buyer Re/Max Top Producers Matthew Serrano 618 N. Diamond Bar Blvd. Diamond Bar, CA 91765

Served via U.S. Certified Mail

Per California Secretary of State
Wells Fargo Bank, N.A.
Corporation Service Company
doing business as CSC Lawyers Incorporating Service
2710 Gateway Oaks Drive, Suite 150N
Sacramento, CA 95833

Per National Information Center of Federal Reserve Wells Fargo Bank, N.A. 101 North Phillips Avenue Sioux Falls, SD 57104

From Assignment of Deed of Trust Wells Fargo Bank, N.A. 1 Home Campus Des Moines, IA 50328